

Peter David

Properties Ltd

Residential Sales and Lettings



Park Drive, Rochdale Road

£180,000





Nestled in the charming area of Park Drive, Halifax, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed, ensuring that every space is utilised effectively.

The property boasts a well-maintained bathroom, catering to all your daily needs. The kitchen, while not specified, is likely to be functional and well-equipped, making meal preparation a pleasure.

One of the standout features of this home is the lovely gardens at both the front and rear. These outdoor spaces offer a wonderful opportunity for gardening enthusiasts or simply a tranquil area to enjoy the fresh air. The rear garden is particularly suited for family gatherings or quiet evenings under the stars. Additionally, the property benefits from off-road parking.

- 2 BEDROOM SEMI-DETACHED PROPERTY
- GARDENS TO FRONT AND REAR
- OFF ROAD PARKING
- 2 DOUBLE BEDROOMS
- BATHROOM
- DOUBLE GLAZING AND CENTRAL HEATING
- COUNCIL TAX BAND B
- EPC RATING C

Accommodation

Lounge

12'11" x 13'8" (3.95 x 4.18)

Kitchen/ Diner

16'2" x 6'11" (4.95 x 2.13)

First Floor

Bedroom 1

16'2" x 10'9" (4.95 x 3.28)

Bedroom 2

10'1" x 8'10" (3.08 x 2.7)

Bathroom

6'2" x 6'0" (1.88 x 1.85)

External

Directions

Please use post code HX2 7NP for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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The floor plan for HX27NP is a rectangular layout. On the left is a large 'Lounge' (3950 x 4175) with a fireplace on the left wall and a door leading to a 'C' (Closet) on the right. Below the lounge is a 'K' (Kitchen) (4950 x 2125) with a sink and stove. To the right of the kitchen is a 'Bath' (1875 x 1850) with a bathtub and toilet. A staircase is located between the lounge and the bath.

Lounge
3950 x 4175

K
4950 x 2125

C

Bath
1875 x 1850

HX27NP
Internal - 60m2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs 92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		69	76
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions 92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		69	76
Not environmentally friendly - higher CO₂ emissions			
England & Wales EU Directive 2002/91/EC			

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